

IN RE: PETITION FOR VARIANCE  
SW/S Liberty Road, 288' NW of  
Wilmar Avenue  
(10111 Liberty Road)  
2nd Election District  
2nd Councilmanic District  
  
James M. Haines, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-250-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 10111 Liberty Road, located in the vicinity of Hernwood Heights in Randallstown. The Petition was filed by the owners of the property, James M. and Anna Jean Haines. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 20 feet in lieu of the required 50 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were James and Anna Haines, property owners, and their son, James R. Haines. There were no Protestants present.

Testimony and evidence offered demonstrated that the subject property consists of 0.609 acres, more or less, split zoned D.R. 3.5 and R.C. 5, and is improved with a frame building which has existed on the property for many years. The Petitioners are desirous of developing the lot with a single family dwelling in accordance with the site plan marked as Petitioner's Exhibit 1. Due to the narrow width of the lot and its split zoning, the requested variance is necessary in order to develop the property as proposed.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

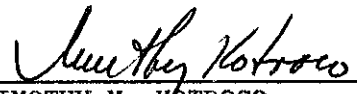
Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of March, 1995 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 20 feet in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments, including, but not limited to, the Department of Environmental Protection and Resource Management (DEPRM) comments dated February 7, 1995, and the State Highway Administration (SHA) comments dated February 23, 1995 which were submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 8, 1995

Mr. & Mrs. James M. Haines  
4317 Windy Hill Road  
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
(10111 Liberty Road)  
2nd Election District - 2nd Councilmanic District  
James M. Haines, et ux - Petitioners  
Case No. 95-250-A

Dear Mr. & Mrs. Haines:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

**MICROFILMED**





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #10111 Liberty Road

which is presently zoned D.R.-3.5 & R.C.-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3

To permit a 20-foot lot line setback in lieu of 50 feet,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

DROP-OFF  
NO REVIEW

1-18-95  
WCR

Printed with Soybean Ink  
on Recycled Paper



# EXAMPLE 3 - Zoning Description

- 3 copies

95-250-A

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 10111 LIBERTY ROAD  
(address)

Beginning at a point on the SOUTH side of LIBERTY ROAD  
(north, south, east or west) (name of

66 FT.  
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 288 FT. NORTH WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WILMAR AVE.  
(name of street)

which is 30 FT. wide. \*Being Lot # \_\_\_\_\_,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of \_\_\_\_\_  
(name of subdivision)

as recorded in Baltimore County Plat Book # \_\_\_\_\_, Folio # \_\_\_\_\_, containing

26,532 SQ. FT. Also known as 10111 LIBERTY ROAD  
(square feet or acres) (property address)

and located in the 2ND Election District, 2 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber 10327, Folio 419." and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.
13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist (available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-250-A

District 2nd Date of Posting 2/3/95

Posted for: Variance

Petitioner: Gunn & Thomas Harris

Location of property: 10111 Liberty Rd, SW/2

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 2/10/95

Signature

Number of Signs: 1



# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-250-A  
(Item 248)

10111 Liberty Road  
SW/S Liberty Road, 288'  
NW of Wilmar Avenue  
2nd Election District  
2nd Councilmanic  
Legal Owner(s):

Anna Jean Haines and  
James M. Haines  
Hearing: Tuesday,  
February 21, 1996 at  
2:00 p.m. in Rm. 118, Old  
Courthouse.

Variance to permit a 20-foot  
lot line setback in lieu of 50 feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3358.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.  
2/040 February 2.

TOWSON, MD.,

Feb. 3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 2, 1995.

THE JEFFERSONIAN,

*A. Henrickson*  
LEGAL AD. - TOWSON

~~Signature~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-250-A

Account: R-001-6150

Number 248 (WCR)

DROP-OFF NO REVIEW

Date 1/18/95

#010 - VARIANCE ----- \$50.00  
#080 - SIGN POSTING ----- 35.00  
TOTAL ----- \$85.00

Anna Jean Haines & James M. Haines  
10111 Liberty Road  
Zoning: D.R.-3.5 & R.C.-5  
Acreage: 26,532 square feet  
District: 2c2

Check from: J. Robert Haines &  
Genevieve Haines

MICROFILMED

01A01#0327MICHRD  
BA C002:24PM01-18-95

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 248

Petitioner: JAMES & ANNA JEAN HAINES

Location: 10111 LIBERTY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. & Mrs. James M. Haines

ADDRESS: 4317 Windy Hill Road

Randallstown, MD 21133

PHONE NUMBER: 922-5243

AJ:ggs

(Revised 04/09/93)



RECEIVED

TO: PUTUXENT PUBLISHING COMPANY  
February 1, 1995 Issue - Jeffersonian

Please forward billing to:

James and Anna Haines  
4317 Windy Hill Road  
Randallstown, Maryland 21153  
410-922-5243

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-250-A (Item 248)  
10111 Liberty Road  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Anna Jean Haines and James M. Haines  
HEARING: TUESDAY, FEBRUARY 21, 1995 at 2:00 p.m. in Room 118, Old Courthouse

Variance to permit a 20-foot lot line setback in lieu of 50 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JANUARY 26, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-250-A (Item 248)

10111 Liberty Road

SW/S Liberty Road, 288' NW of Wilmar Avenue

2nd Election District - 2nd Councilmanic

Legal Owner(s): Anna Jean Haines and James M. Haines

HEARING: TUESDAY, FEBRUARY 21, 1995 at 2:00 p.m. in Room 118, Old Courthouse

Variance to permit a 20-foot lot line setback in lieu of 50 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: James and Anna Haines, 4317 Windy Hill Road, Randallstown MD 21133

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

1995 FEB 21 10 11 AM



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF REASSIGNMENT

Rescheduled from 2/21/95  
CASE NUMBER: 95-250-A (Item 248)  
10111 Liberty Road  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Anna Jean Haines and James M. Haines

Variance to permit a 20-foot lot line setback in lieu of 50 feet.

HEARING: MONDAY, MARCH 6, 1995 at 2:00 p.m. in Room 118, Old Courthouse

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

cc: Mr. & Mrs. Haines



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 14, 1995

Mr. and Mrs. James M. Haines  
4317 Windy Hill Road  
Randallstown, Maryland 21133

RE: Item No.: 248  
Case No.: 95-250-A  
Petitioner: Mr. J. Haines, et ux

Dear Mr. and Mrs. Haines:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 18, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the word "Sincerely,".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director February 7, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #248 - Haines Property  
10111 Liberty Road  
Zoning Advisory Committee Meeting of January 30, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

Proposed house to be served by well and septic. Prior to approval of a building permit, soil percolation tests must be completed which demonstrate the suitability of the installation of an on-site sewage disposal system. Upon approval of the soil percolation tests and prior to approval of a building permit, a water well must be drilled and tested for yield. The yield of the well must be at least one gallon per minute after six hours of continuous pumping.

If the sewage disposal area includes the area of the existing frame building, the existing building must be razed prior to approval of the building permit.

JLP:TE:LS:sp

HAINES/DEPRM/TXTSBP

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**Maryland Department of Transportation**  
**State Highway Administration**

95-250  
David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

February 23, 1995

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 26  
James M. Haines and Anna  
Jean Haines  
10111 Liberty Road  
Variance request  
Item #248 (WCR)  
Mile Post 3.055

*re-check*

Dear Ms. Watson:

This letter is in response to your request for our review of the referenced item.

A field inspection of the property reveals that the proposed entrance location indicated on the plan is acceptable to the State Highway Administration (SHA).

Therefore, we have no objection to approval of the requested variance subject to the developer constructing a minimum 15' wide residential entrance.

The developer must contact Mr. Randy Brown, Resident Maintenance Engineer at 410-363-1315, in order to obtain the residential access permit.

If you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Randy Brown w/att.

My telephone number is ~~410-333-1350~~ (Fax# ~~333-1041~~)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

MICROFILMED

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 237, 244, 247, 248, 249,  
250 AND 251.

RECEIVED

FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: February 6, 1995  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 6, 1995  
Items 237, 244, 247, (248), 249 and 251

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: January 27, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 240, 241, 244, (248), 249, and 251

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Pat Keller*

PK/JL

MICROFILMED

RE: PETITION FOR VARIANCE  
10111 Liberty Road, SW/S Liberty Road,  
288' NW of Wilmar Avenue, 2nd Election  
District, 2nd Councilmanic

James M. and Anna J. Haines  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-250-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to James M. and Anna J. Haines, 4317 Windy Hill Road, Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

**PETITIONER(S) SIGN-IN SHEET**

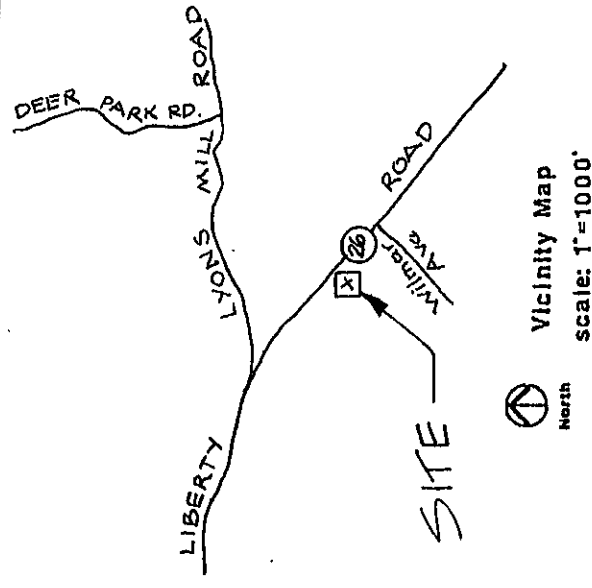
**ADDRESS**

4317 WINDY HILL RD. RAND. MD. 21133

4317 Windy Hill Road Randolph, MA 0133-MA

addition, the

Plat to accompany Petition
for Zoning <input type="checkbox"/> Variance



**LOCATION INFORMATION**

Election District: 2 ND  
Councilmanic District: 2  
1"=200' scale map#: NW 9-K 8-K  
Zonings: DR 3.5 and RC-5  
Lot size: 0.609 Ac. 26,532 sq  
acreage square feet

public private

SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ yes ☒ no

**Prior Zoning Hearings:**

NONE

**Zoning Office USE ONLY!**

reviewed by: ITEM #: CASE#:

248

## PLOT PLAN

PARCEL 322 LIBERTY ROAD

**PROPERTY OF**

**JAMES HAINES AND**

ANNA JEAN HAINES, HIS WIFE  
SITUATED ON SOUTHWEST SIDE OF  
LIBERTY ROAD 288' NORTHWEST  
OF WILMAR AVENUE.

2ND ELECTION DISTRICT

BALTIMORE COUNTY, MD

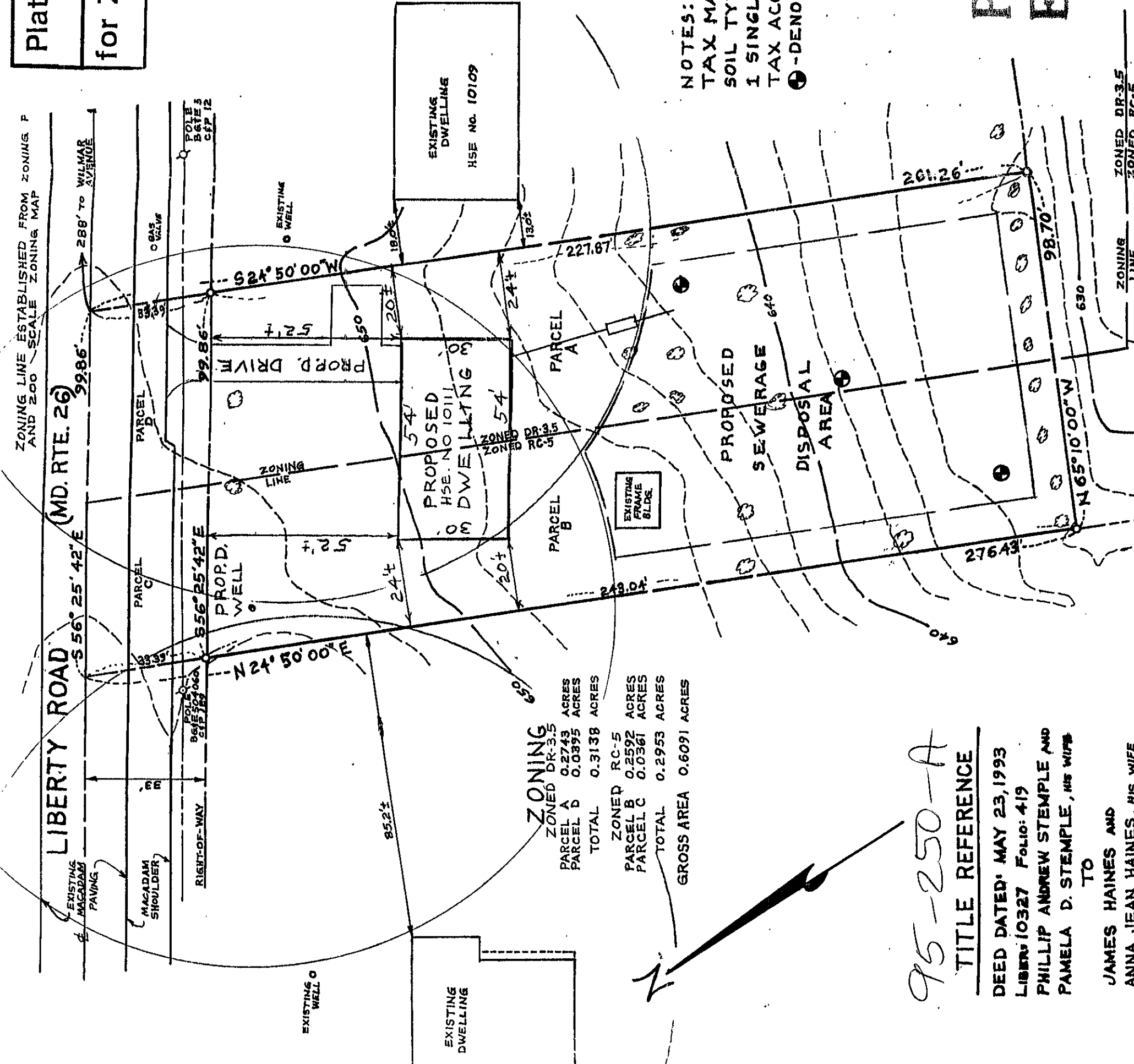
SCALE: 1"=30'

# NOTES

TAX MAP 66,BLOCK 22,PARCEL 322  
SOIL TYPE-GCB2 FOR ENTIRE LOT  
1 SINGLE FAMILY DWELLING  
TAX ACCOUNT NO. 02-0208-00-2400  
⊕-DENOTES PERCOLATION TEST HOLE

OFFICIALS

**PETITIONER'S EXHIBIT -**



# TITLE REFERENCE

DEED DATED: MAY 23, 1993

LIBRARY 10327 Folio: 419

PHILLIP ANDREW STEMPLE AND  
PAMELA D. STEMPLE, HIS WIFE.

10

**JAMES HAINES AND**

ANNA JEAN HAINES, HIS WIFE

R.C. 5

248

95-250-A

R.C. 5

BR BR-CR  
HARRISONVILLE

D.R. 3.5

R.C. 5

BL

R.C. 5

BR

D.R. 3.5

SITE

D.R. 3.5

BR

BR

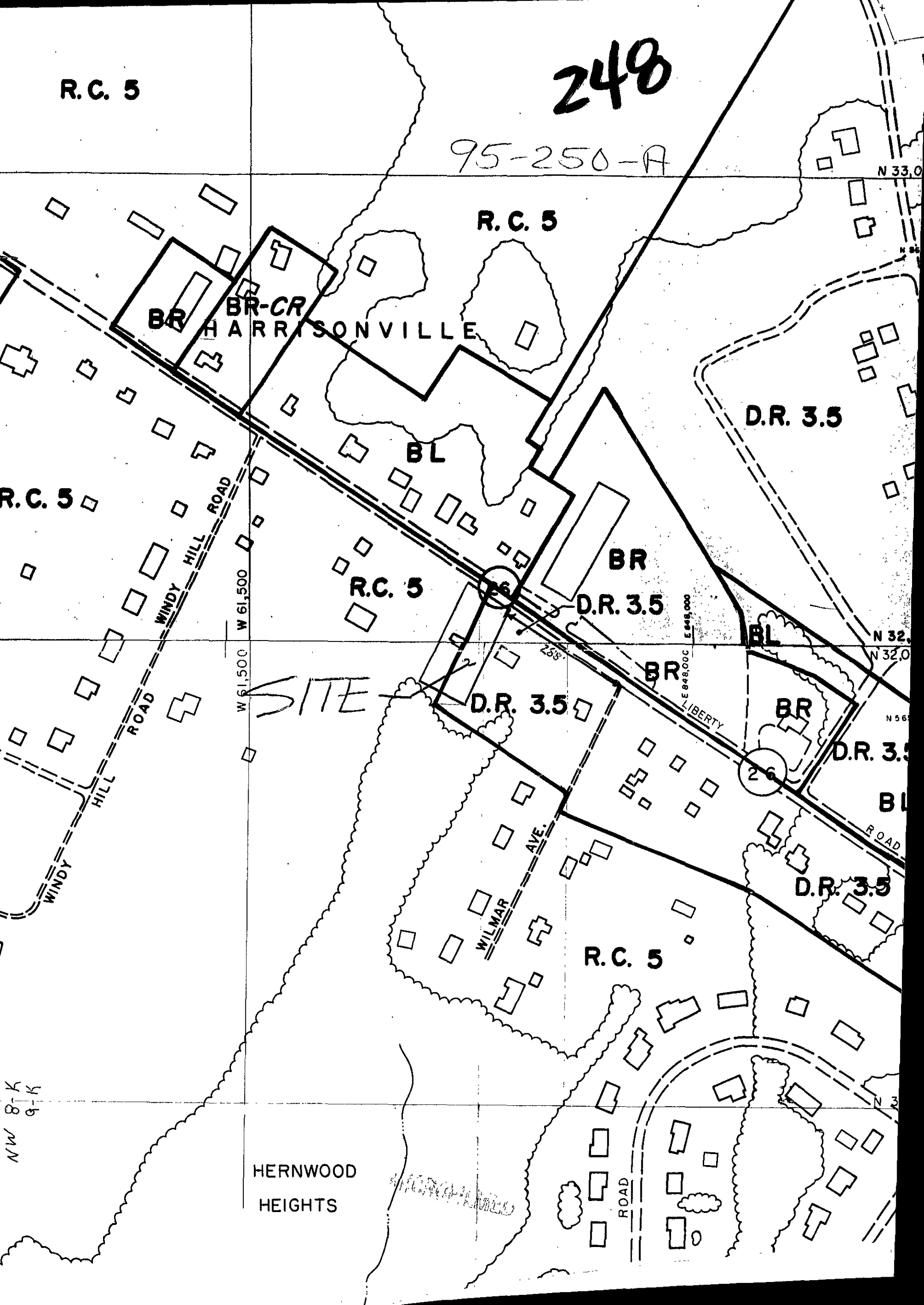
D.R. 3.5

D.R. 3.5

R.C. 5

HERNWOOD  
HEIGHTS

NW 8-K  
9-K



IN RE: PETITION FOR VARIANCE  
SW/S Liberty Road, 288' NW of  
Wilmar Avenue  
(10111 Liberty Road)  
2nd Election District  
2nd Councilmanic District  
James M. Haines, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-250-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 10111 Liberty Road, located in the vicinity of Herwood Heights in Randallstown. The Petition was filed by the owners of the property, James M. and Anna Jean Haines. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 20 feet in lieu of the required 50 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were James and Anna Haines, property owners, and their son, James R. Haines. There were no Protes-tants present.

Testimony and evidence offered demonstrated that the subject property consists of 0.609 acres, more or less, split zoned D.R. 3.5 and R.C. 5, and is improved with a frame building which has existed on the property for many years. The Petitioners are desirous of developing the lot with a single family dwelling in accordance with the site plan marked as Petitioner's Exhibit 1. Due to the narrow width of the lot and its split zoning, the requested variance is necessary in order to develop the property as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

- 2 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24 day of March, 1995 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 20 feet in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments, including, but not limited to, the Department of Environmental Protection and Resource Management (DEPRM) comments dated February 7, 1995, and the State Highway Administration (SHA) comments dated February 23, 1995 which were submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TNK:bjs

- 3 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 8, 1995

Mr. & Mrs. James M. Haines  
4317 Windy Hill Road  
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
(10111 Liberty Road)  
2nd Election District - 2nd Councilmanic District  
James M. Haines, et ux - Petitioners  
Case No. 95-250-A

Dear Mr. & Mrs. Haines:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with TrayScan Ink  
on Recycled Paper

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 3, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 2, 1995.

THE JEFFERSONIAN,

*A. Henrichsen*  
LEGAL AD. - TOWSON

Subscribed

**NOTICE OF HEARING**  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 101 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
Case: 95-250-A  
(Item 248)  
10111 Liberty Road  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
2nd Election District  
2nd Councilmanic District  
Legal Owners:  
Anna Jean Haines and James M. Haines  
Hearing: Tuesday, February 21, 1995 at 5:00 p.m. in Rm. 118, Old Courthouse.  
Variance to permit a 20-foot lot line setback in lieu of 50 feet.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTE: (Hearings are Handicapped Accessible, for special accommodations, please call 887-3392.)  
For information concerning the Pre-Appeal Hearing, please call 887-3391, 2040, February 2.

Date 1/18/95

#010 - VARIANCE \_\_\_\_\_ \$30.00  
#080 - SIGN POSTING \_\_\_\_\_ 55.00  
TOTAL \_\_\_\_\_ \$85.00

Anna Jean Haines & James M. Haines  
10111 Liberty Road  
Zoning: D.R.-3.5 & R.C.-5  
Acreage: 26,532 square feet  
District: 2c2

Check from: J. Robert Haines & Genevieve Haines

01401002210108C  
00 020214P001-10-95 \$85.00  
Please Make Checks Payable To Baltimore County

## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #10111 Liberty Road

which is presently zoned D.R.-3.5 & R.C.-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3

To permit a 20-foot lot line setback in lieu of 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

*Anna Jean Haines*

*Anna Jean Haines*

*JAMES M. HAINES*

*James M. Haines*

*4317 Windy Hill Rd. 922-5245*

*Randallstown Md. 21133*

Name, Address and phone number of representative to be contacted

Name

Address

City State Zipcode

Phone No.

ESTIMATED LENGTH OF HEARING

the following Date \_\_\_\_\_ Next Two Months

ALL OTHER DATE

REVIEWED BY: \_\_\_\_\_ DATE

### EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 10111 LIBERTY ROAD  
(address)

Beginning at a point on the SOUTH side of LIBERTY ROAD  
(north, south, east or west) (name of street)

which is 66 FT  
(number of feet of right-of-way width)

street on which property fronts) 288 FT NORTH WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WILMAR AVE.  
(name of street)

which is 30 FT wide. \*Being Lot # \_\_\_\_\_,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of \_\_\_\_\_  
(name of subdivision)

as recorded in Baltimore County Plat Book # \_\_\_\_\_, Folio # \_\_\_\_\_, containing

26,532 sq ft. Also known as 10111 LIBERTY ROAD  
(square feet or acres) (property address)

and located in the 2ND Election District, 2 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber 10327 Folio 419," and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TTTSOPH)  
REVISED 5/16/94

10

ORDER RECEIVED FOR FILING

Date 3/8/95  
By [Signature]

DROP-OFF  
No REVIEW  
1-18-95  
WCR

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on Recycled Paper

TO: FUTURE PUBLISHING COMPANY  
February 1, 1995 Issue - Jeffersonian

Please forward billing to:

James and Anna Haines  
4317 Windy Hill Road  
Randallstown, Maryland 21153  
410-922-5243

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-250-A (Item 248)  
10111 Liberty Road  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Anna Jean Haines and James M. Haines  
HEARING: TUESDAY, FEBRUARY 21, 1995 at 2:00 p.m. in Room 118, Old Courthouse  
Variance to permit a 20-foot lot line setback in lieu of 50 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JANUARY 26, 1995

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-250-A (Item 248)  
10111 Liberty Road  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Anna Jean Haines and James M. Haines  
HEARING: TUESDAY, FEBRUARY 21, 1995 at 2:00 p.m. in Room 118, Old Courthouse

Variance to permit a 20-foot lot line setback in lieu of 50 feet.

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

cc: James and Anna Haines, 4317 Windy Hill Road, Randallstown MD 21133

NOTES: (1) ZONING SIGN AND POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

#### NOTICE OF REASSIGNMENT

Rescheduled from 2/21/95  
CASE NUMBER: 95-250-A (Item 248)  
10111 Liberty Road  
SW/S Liberty Road, 288' NW of Wilmar Avenue  
2nd Election District - 2nd Councilmanic  
Legal Owner(s): Anna Jean Haines and James M. Haines

Variance to permit a 20-foot lot line setback in lieu of 50 feet.

HEARING: MONDAY, MARCH 6, 1995 at 2:00 p.m. in Room 118, Old Courthouse

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

cc: Mr. & Mrs. Haines

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 14, 1995

Mr. and Mrs. James M. Haines  
4317 Windy Hill Road  
Randallstown, Maryland 21133

cc: Item No.: 248  
Case No.: 95-250-A  
Petitioner: Mr. J. Haines, et ux

Dear Mr. and Mrs. Haines:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 18, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc., are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

##### INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
February 7, 1995

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #248 - Haines Property  
10111 Liberty Road  
Zoning Advisory Committee Meeting of January 30, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

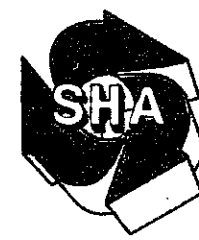
##### Ground Water Management

Proposed house to be served by well and septic. Prior to approval of a building permit, soil percolation tests must be completed which demonstrate the suitability of the installation of an on-site sewage disposal system. Upon approval of the soil percolation tests and prior to approval of a building permit, a water well must be drilled and tested for yield. The yield of the well must be at least one gallon per minute after six hours of continuous pumping.

If the sewage disposal area includes the area of the existing frame building, the existing building must be razed prior to approval of the building permit.

JLP:TE:LS:sp

HAINES/DEPRM/TXTSP



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

February 23, 1995

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 26  
James M. Haines and Anna  
Jean Haines  
10111 Liberty Road  
Variance Request  
Item #3248 (WCR)  
Mile Post 34.55

Dear Ms. Watson:

This letter is in response to your request for our review of the referenced item.

A field inspection of the property reveals that the proposed entrance location indicated on the plan is acceptable to the State Highway Administration (SHA).

Therefore, we have no objection to approval of the requested variance subject to the developer constructing a minimum 15' wide residential entrance.

The developer must contact Mr. Randy Brown, Resident Maintenance Engineer at 410-363-1315, in order to obtain the residential access permit.

If you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

*Ronald Burns*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

cc: Mr. Randy Brown w/att.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2299 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 30, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 237, 244, 247, 249, 249, 250 AND 251.

RECEIVED  
FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management  
DATE: February 8, 1995

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 6, 1995  
Items 237, 244, 247, 249 and 251

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

INTER-OFFICE CORRESPONDENCE

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 240, 241, 244, 248, 249, and 251

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Lutz  
Division Chief: Dany Keen

PK/JL

ITEM240/PZONE/TXTJWL

WE: PETITION FOR VARIANCE	*	BEFORE THE
10111 Liberty Road, SW/S Liberty Road,		
288' NW of Wilmar Avenue, 2nd Election	*	ZONING COMMISSIONER
District, 2nd Councilmanic	*	
		OF BALTIMORE COUNTY
James M. and Anna J. Haines		
Petitioners	*	CASE NO. 95-250-A

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to James M. and Anna J. Haines, 4317 Windy Hill Road, Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

**PETITIONER(S) SIGN-IN SHEET**

<u>NAME</u>	<u>ADDRESS</u>
JAMES M. HAINES	4317 WINDY HILL RD RAND MD 21133
Anna Leora Haines	4317 Windy Hill Rd <sup>RAND MD 21133</sup> 21135-1414

**LIBERTY ROAD (MD. RTE. 26)**

**ZONING LINE ESTABLISHED FROM ZONING F AND SGO SCALE PLANNING MAP**

**EXISTING FACILITIES**  
PAVING  
MACADAM SHOULDER  
RIGHT-OF-WAY  
EXISTING WELL  
EXISTING DRIVE  
EXISTING DWELLING  
EXISTING SEWER LINE  
EXISTING FENCE

**PROPOSED**  
HSE. NO. 10111  
DWEILLING  
SEWERAGE  
DISPOSAL  
AREA

**PARCEL A**  
54' x 30'  
ZONED DR-3.5  
0.2743 ACRES  
TOTAL 0.3138 ACRES

**PARCEL B**  
54' x 30'  
ZONED RC-5  
0.2592 ACRES  
TOTAL 0.2953 ACRES

**GROSS AREA 0.6091 ACRES**

**TITLE REFERENCE**  
DEED DATED MAY 23, 1993  
LIBERTY 10327 FOLIO: 419  
PHILLIP ANDREW STEMPLE AND  
PAMELA D. STEMPLE, HIS WIFE  
TO  
JAMES HAINES AND  
ANNA JEAN HAINES, HIS WIFE

**NOTES**  
TAX MAP  
SOIL TYPE  
1 SINCE  
TAX MAP  
DEN

**95-250-A**

Plat to accompany Petition  
for Zoning ☒ Variance

LIBERTY ROAD

LYONS MILL ROAD

WILCOX AVE

SITE

1" = 1000'

N

## LOCATION INFORMATION

Election District: 2 ND  
 Councilmanic District: 2  
 1"=200' scale map#: NW 8-K  
9-K  
 Zoning: DR 3.5 and RC-5  
 Lot size: 0.609 Ac. 26,532  $\phi$   
                     acreage                      square feet

public      #10

SEWER:      ☐      ☒

WATER:      ☐      ☒

T-11      RD

Chesapeake Bay Critical Area:      ☐      ☒

Prior Zoning Hearings:

NONE

**Zoning Office USE ONLY!**  
 reviewed by: ITEM #: CASE#:

## PLOT PLAN

PARCEL 322 LIBERTY ROAD  
PROPERTY OF  
JAMES HAINES AND  
ANNA JEAN HAINES, HIS WIFE  
SITUATED ON SOUTHWEST SIDE OF  
LIBERTY ROAD 288' NORTHWEST  
OF WILMAR AVENUE.  
2ND ELECTION DISTRICT  
BALTIMORE COUNTY, MD  
SCALE: 1" = 30' DECEMBER 9, 1994

PETITIONER'S  
EXHIBIT

[illegible]